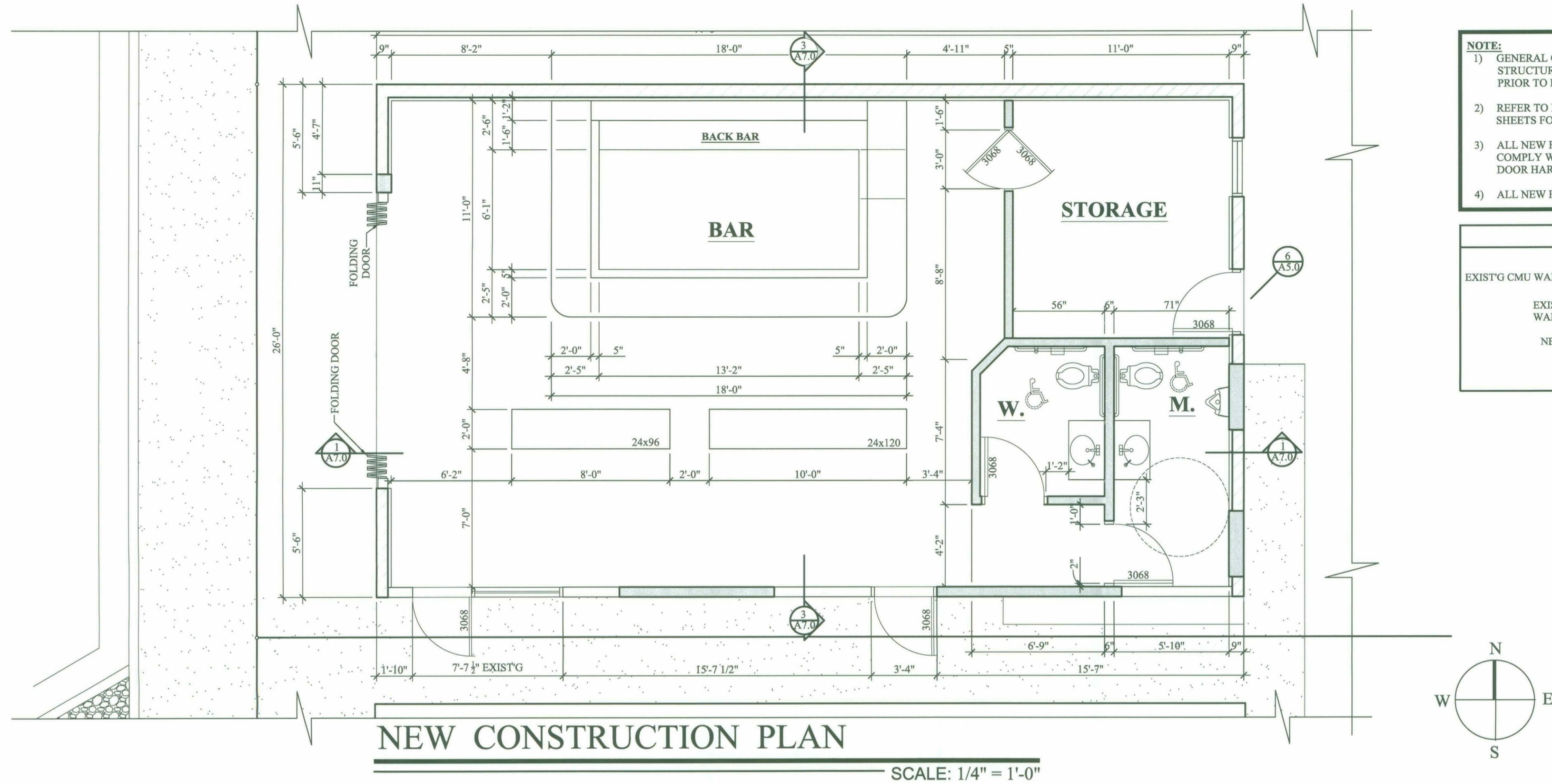


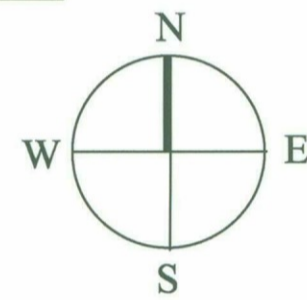
**Full Size or Largest Size
(site plan, landscape, elevations)**

NORTH SADDLEBAG TRAIL



NEW CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



- NOTE:**
- 1) GENERAL CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL CONDITIONS AND MEASUREMENTS PRIOR TO FABRICATION OR ORDERING OF EQUIPMENT
 - 2) REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR FURTHER INFORMATION
 - 3) ALL NEW FINISHES, FIXTURES, & MOUNTING HEIGHTS TO COMPLY WITH ADA. USE ADA COMPLIANT LEVER STYLE DOOR HARDWARE WITH ALL INTERIOR DOORS.
 - 4) ALL NEW FIXTURES & EQUIPMENT PROVIDED BY TENANT

| WALL LEGEND | |
|---------------------------------|--|
| EXIST'G CMU WALL TO REMAIN | |
| EXIST'G INTERIOR WALL TO REMAIN | |
| NEW LOW WALL | |
| NEW WALL | |

- GENERAL NOTES**
1. ALL WORK SHALL BE FURNISHED AND INSTALLED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND THE HIGHEST PROFESSIONAL WORKMANSHIP OF THE BUILDING TRADES PERFORMING UNDER THIS CONTRACT.
 2. ALL REQUIRED INSPECTIONS TO COMPLY WITH THE LOCAL BUILDING CODE AND APPLICABLE CITY AMENDMENTS.
 3. ALL DIMENSIONS SHALL BE FIELD CHECKED, CHECKED IN SHOP, AND VERIFIED PRIOR TO THE PERFORMANCE OF ANY WORK, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES IN WRITING. APPROVED RESOLUTION SHALL BE OBTAINED FROM ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 4. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR THE SCHEDULING OF THE WORK. ALL PLUMBING AND ELECTRICAL PIPING CONDUIT SHALL BE CONCEALED EXCEPT AS OTHERWISE SPECIFIED.
 5. ALL CONSTRUCTION SHALL MEET ACCEPTABLE INDUSTRY STANDARDS EVEN IF NOT SPECIFIED IN DETAIL.
 6. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MILLWORK, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS.
 8. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THIS STATE.
 9. CONTRACTOR SHALL BE RESPONSIBLE FOR CLARIFICATION OF DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES AND/OR OMISSIONS FROM THE DRAWINGS OR DOCUMENTS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING, HE SHALL NOTIFY THE ARCHITECT.
 10. EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 11. ALL DOORS TO HAVE HANDICAP ACCESSIBLE HARDWARE. (LEVER HANDLES PER 4.13.9)
 12. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 13. ALL INTERSECTIONS ARE 90°. UNLESS OTHERWISE NOTED. ALL ANGLES ARE 45°.
 14. EXIT SIGNS ARE REQUIRED. SEE ELECTRICAL FLOOR PLAN.
 15. EMERGENCY LIGHTING IS REQUIRED. REFER TO ELECTRICAL DRAWINGS.
 16. G.C. TO SUBMIT ALL SHOP DRAWINGS TO ARCHITECT FOR APPROVAL AT LEAST 3 DAYS PRIOR TO FABRICATION OR INSTALLATION.
 17. AVOID DAMAGE TO EXISTING CONSTRUCTION THAT IS TO REMAIN. GC WILL BE RESPONSIBLE FOR REPAIRS TO BRING EXISTING CONSTRUCTION TO ORIGINAL CONDITION.
 18. ALL DOORS TO HAVE A MIN. 18" CLEARANCE AT THE STRIKE/PULL SIDE PER A.D.A.
 19. REPAIR ALL EXISTING DAMAGED AREAS OF DRYWALL. MATCH EXISTING TEXTURE BEFORE PAINTING.
 20. EXIST'G SIGNS AND EMERGENCY LIGHTS ARE SUBJECT TO FINAL APPROVAL OF FIRE MARSHALL. PROVIDE ALLOWANCES FOR ADDITIONAL COMPONENTS / INSTALLATION & OR RELOCATION AT END OF PROJECT AT TIME OF FIRE / BUILDING DEPARTMENT SIGN OFF.

ROSS DESIGN GROUP L.L.C.

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| REVISIONS | |
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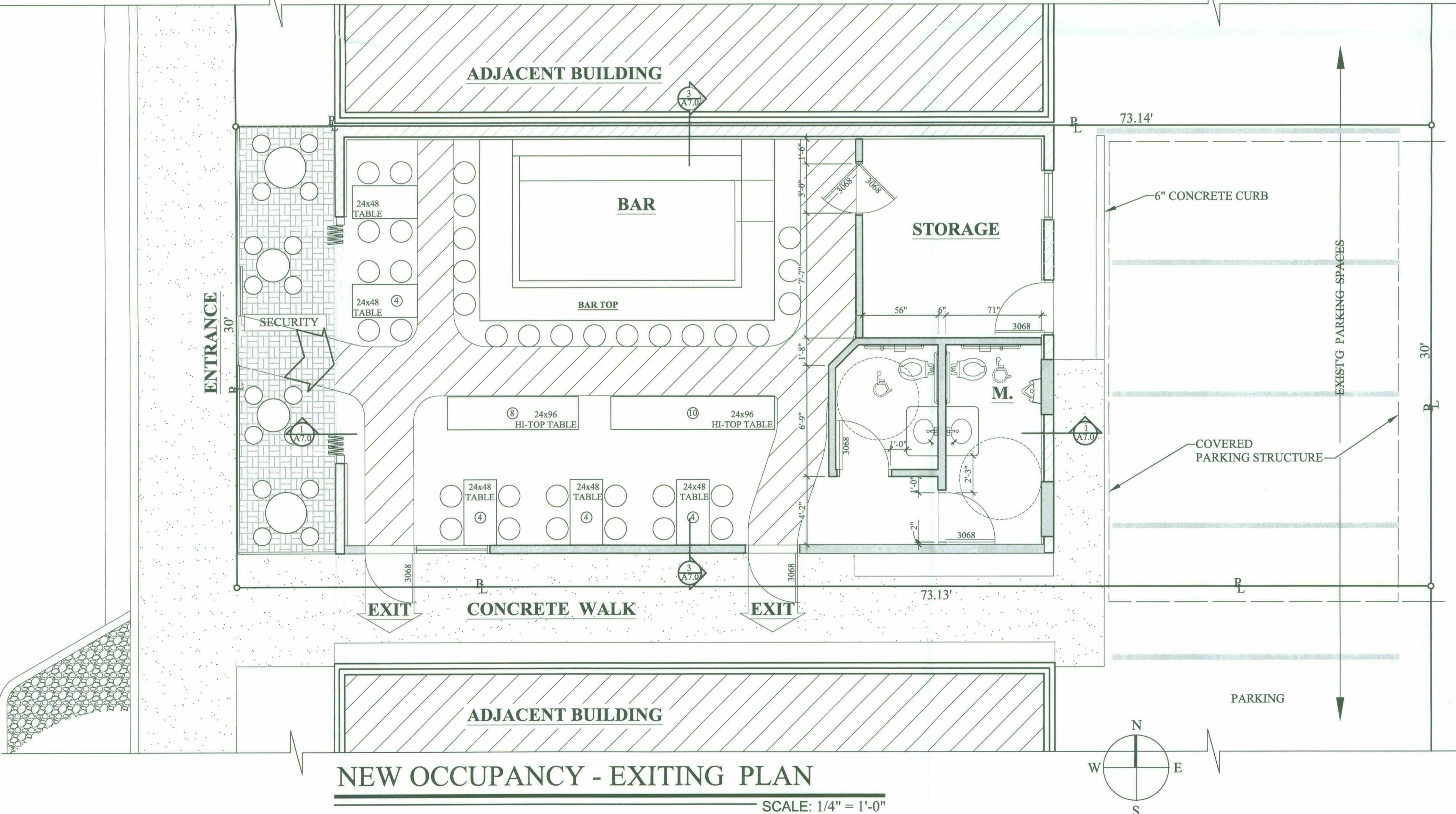
SHOT SHACK TAVERN

4417 SADDLEBACK TRAILS SCOTTSDALE, AZ 85251

CONDITIONAL
USE
PERMIT

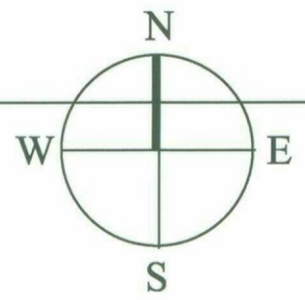


| | | |
|--------------------------|------------|-----------|
| DATE: | 08-27-2018 | SHEET NO. |
| SCALE: | AS SHOWN | A2.0 |
| DRAWN BY: | STAFF | |
| CHECKED: | DAVID ROSS | |
| CONSTRUCTION / OCCUPANCY | | |



NEW OCCUPANCY - EXITING PLAN

SCALE: 1/4" = 1'-0"



OCCUPANCY CALCULATIONS :

PER IBC SECTION 1004.1.2 AND 1004.4/TABLE COUNT @ DINING AREA

| INDOOR SEATING (15 NET) | | SEAT COUNT GOVERNS | |
|--|-------------|--------------------|----------------|
| INDOOR SEATING SEAT COUNT (GOVERNS) | 38 SEATS | + | 38 OCCUPANTS |
| BAR: 1 OCCUPANT PER 2 L.F. | 34 LF | + | 17 OCCUPANTS |
| BACK OF HOUSE 1 OCCUPANT PER 200 SF | 217 SF /200 | + | 1.14 OCCUPANTS |
| OUTDOOR PATIO: FIXED SEATING | 18 SEATS | + | 18 OCCUPANTS |
| TOTAL OCCUPANTS: | | = | 74 |
| | | ACTUAL | = 74 OCCUPANTS |

OUTDOOR ACCESSIBLE SEATING: 48 X 5% 2 OCCUPANTS
INDOOR ACCESSIBLE SEATING: 92 X 5% 4.6 OCCUPANTS

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
(PER CHAPTER 29) TABLE 2902.1

| WATER CLOSETS | |
|-------------------|--|
| REQUIRED | PROVIDED |
| MEN 1 PER 40 | 1 RESTROOM PROVIDED WITH 1 WATERCLOSET - 1 URINAL |
| WOMEN 1 PER 40 | 1 RESTROOM PROVIDED WITH 1 WATERCLOSET |
| LAVATORIES | |
| REQUIRED | PROVIDED |
| MEN 1 PER 75 | 1 LAVATORY IN MEN |
| WOMEN | 1 LAVATORY IN WOMEN |

SERVICE SINK: 1 MOP SINK PROVIDED

PLUMBING FIXTURE REQUIREMENTS:
(PER CHAPTER 29)
USE GROUP = A-2 OCCUPANCY
74 TOTAL OCCUPANTS / 2 =
37 MEN & 37 WOMEN

SADDLEBAG TRAIL

6" VERTICAL CURB & GUTTER

NEW PAVERS

GATE TO REMAIN OPEN DURING BUSINESS HOURS

3 GATED ENTRANCE

30'

SECURITY

BAR

WOMEN

MEN

EXIT

LANDSCAPING

CONCRETE WALK

73.13'

ADJACENT BUILDING

6" CONCRETE CURB

METAL SHADE PARKING STRUCTURE

PARKING

30'

N

DATE: 08-27-2018
SCALE: AS SHOWN
DRAWN BY: STAFF
CHECKED: DAVID ROSS

SHOT SHACK TAVERN
4417 SADDLEBACK TRAIL SCOTTSDALE, AZ 85251

REGISTERED ARCHITECT
 CERTIFICATE NO.
 27510
 JAMES STEPHEN
 SURRINGER
 State of Arizona, No. 27510
 ARIZONA, U.S.A.
 Expires 09/30/2020

| R E V I S I O N S | |
|-------------------|-------|
| 1 | _____ |
| 2 | _____ |
| 3 | _____ |
| 4 | _____ |

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SHOT SHACK TAVERN

SCOTTSDALE, ARIZONA

PROJECT TEAM

BUILDING OWNER

WONG CHEUNG C/SING L
4417 N. SADDLEBAG TR
SCOTTSDALE, AZ 85251

TENANT

SHOT SHACK TAVERN
BUSINESS ADDRESS:
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SCOTTSDALE, AZ 85251
CONTACT: TOM BABO
EMAIL: TBABU2020@GMAIL.COM

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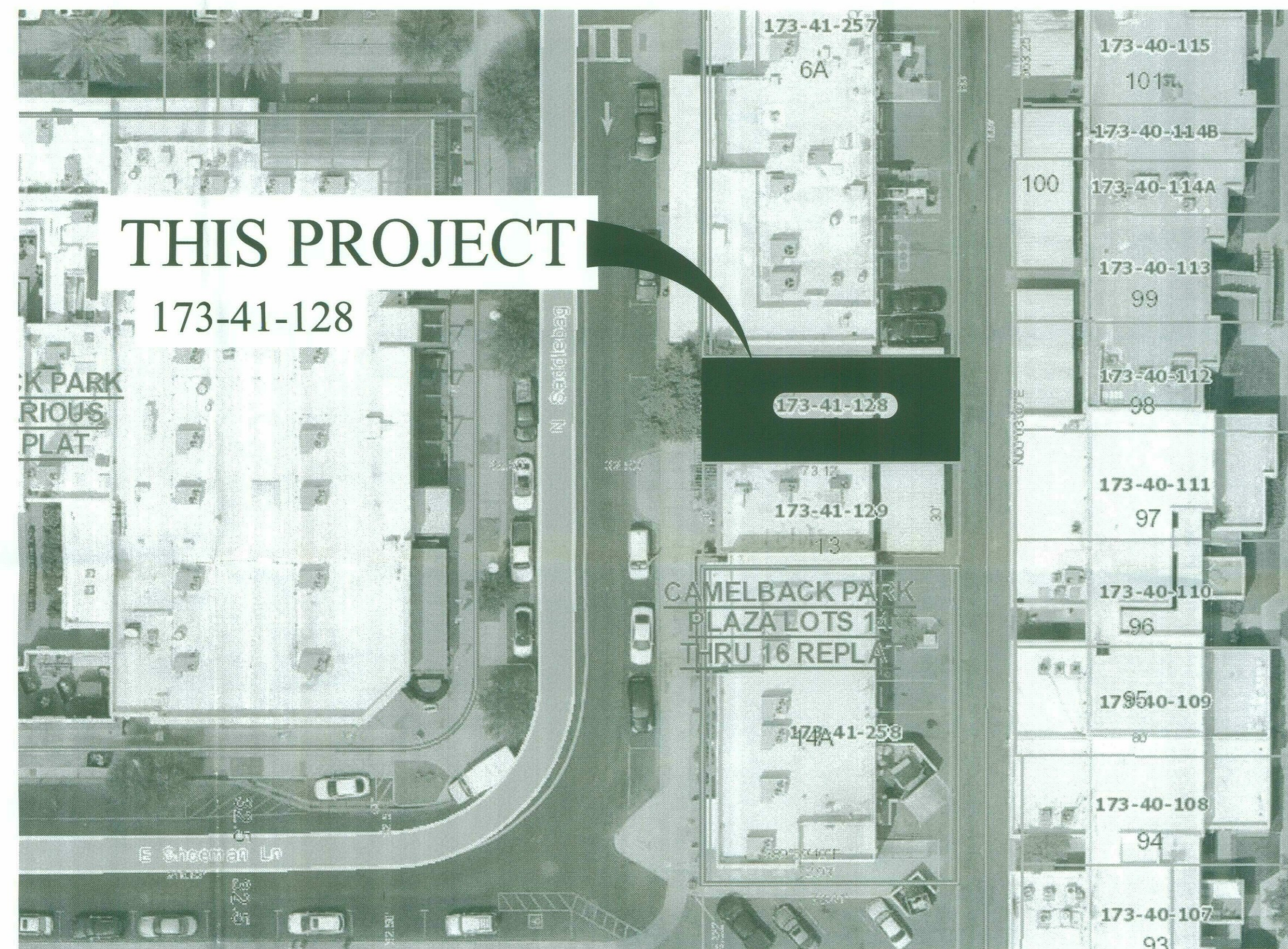
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ELECTRICAL

ASF CONSULTANTS ELECTRICAL
ENGINEERING
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PHOENIX, AZ 85024
PHONE: (602) 565-7720
EMAIL: asfconsultants@cox.net



SITE PLAN



CITY CURRENT CODE TABLE

CITY OF SCOTTSDALE

2015 International Fire Code (ord. # 4283, resolution #10598)
2015 International Building Code (ord. # 4284, resolution #10597) with the following supporting codes and standards.
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Energy Conservation Code
2015 International Existing Building Code
2015 International Green Construction Code
2014 National Electric Code

DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM
FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER. (IF REQUIRED)

FIRE ALARM SYSTEM
CLASS A FIRE ALARM SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER. (IF REQUIRED)

PROJECT INFORMATION

APN: 173-41-128
MCR: 86-13
SECTION TOWNSHIP RANGE: 23 2N 4E
SUBDIVISION: CAMELBACK PARK PLAZA
LOT#: 12
PROPERTY ADDRESS: 4417 N. SADDLEBAG TRAIL
SCOTTSDALE AZ 85251
ZONING: C-2 / P2 / P3 / DO
CONSTRUCTION TYPE: V-B / FIRE-SPRINKLERED
STORIES (EXISTING): 1 STORY
PARCEL AREA: 2,070 SF.
FLOOR AREA RATIO: PER SECTION 6.504 UNDER D/O STANDARDS:
FAR = (1.3) MULTIPLIED BY NET LOT AREA:
FAR = (1) X 2,070 SF = 2,691SF F.A.R. ALLOWED

TENANT SF. AREA: 1144 SF
OUTDOOR COVERED PATIO: 150 SF
TOTAL AREAS: 1,294 SF
OCCUPANCY/USE: A2 - TAVERN
EXITS REQUIRED: 2 EXITS
PARKING: UNCHANGED
TOILET ROOMS: EXISTING RESTROOMS UPGRADED TO BE ADA COMPLIANT (1 MENS & 1 WOMEN)
74 OCCUPANTS

PARKING REQUIRED: 1,144 SF / 120 SF = 9.8 SPACES REQUIRED
OUTDOOR PATIO: 1 / 200 SF (FIXED 200 SF)
150 SF PATIO PROVIDED = 0 REQ'D (EXEMPT)
9.8 SPACES
P-3 PARKING: 4.71 CREDITS
3 COV. PARK SPACES PROVIDED: 3.0
TOTAL CREDITS: 7.71 TOTAL PARKING PROVIDED AND P3
TOTAL PARKING REQUIRED: 9.8 SPACES - 7.71 SPACES = 2.09;
PROVIDE 2 IN-LIEU PARKING CREDITS

OCCUPANCY CALCULATIONS

PER SECTION 1004.1
OCCUPANCY CALCULATIONS ACCORDING TO PER IBC SECTION 1004.1 AND 1004.7

BAR STAFF AREA:
80.1 GROSS SF / 200 SF = 1.14 OCCUPANTS

BAR SEATING:
1 PER 24" OF BAR = 17 OCCUPANTS
TABLES AND CHAIRS = 257 SQ.FT/15 SQ.FT = 56 OCCUPANTS

OCCUPANT LOAD:
BAR AREA (SEAT COUNT GOVERNS) = 17 OCC.
TABLES AND CHAIRS = 38 OCC.
BACK OF HOUSE = 1 OCC.
OUTDOOR PATIO = 18 OCC
TOTAL = 74 OCCUPANTS

ACCESSIBLE SEATING 56 X .5% = 3 OCCUP.
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (PER CHAPTER 29) TABLE 2902.1

(PER CHAPTER 29) TABLE 2502

| | WATER CLOSETS | | LAVATORIES | |
|------------------------------------|---------------|----------------------------|------------|-----------------|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| MEN | 1 PER 40 | 1 TOILET-1 URINAL PROVIDED | 1 PER 75 | 1 SINK PROVIDED |
| WOMEN | 1 PER 40 | 1 TOILET PROVIDED | | 1 SINK PROVIDED |
| SERVICE SINK → 1 MOP SINK PROVIDED | | | | |

PLUMBING FIXTURE REQUIREMENTS: (PER CHAPTER 29) USE GROUP = A-2 OCCUPANCY
74 TOTAL OCCUPANTS / 2 = 37 MEN & 37 WOMEN

SHEET INDEX

ARCHITECTURE

CVR COVER SHEET-CODE INFORMATION
GN GENERAL NOTES
A0.1 EXIST'G ARCHITECTURAL SITE
A0.2 NEW ARCHITECTURAL SITE PLAN
A1.0 EXISTING / DEMOLITION FLOOR PLAN
A2.0 NEW CONSTRUCTION PLAN AND EXISTING / OCCUPANCY PLAN
A3.0 EXISTING CEILING DEMOLITION PLAN AND NEW REFLECTED CEILING PLAN
A4.0 EXISTING ROOF DEMOLITION PLAN AND NEW ROOF PLAN AND ROOF FRAMING PLAN
A5.0 TOILET ROOM PLAN / ELEVATIONS
A6.0 NEW INTERIOR ELEVATIONS
A7.0 EXISTING AND NEW BUILDING SECTIONS
A8.0 EXISTING AND NEW EXTERIOR ELEVATIONS
D1 DETAILS
D2 DETAILS

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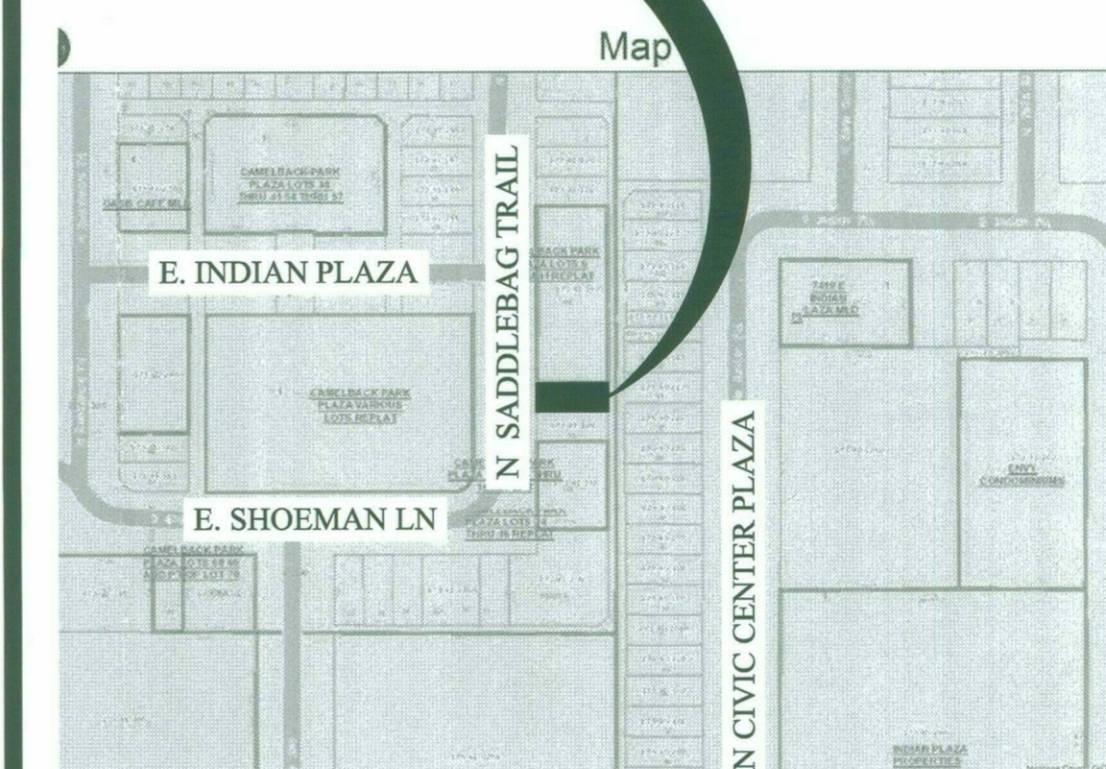
REVISIONS

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PROJECT DESCRIPTION

PROVIDE FOR TAVERN USE, A-2 OCCUPANCY. NEW EXTERIOR ELEVATIONS INCLUDING COVERED PATIO AREA ON WEST STREET FRONT.

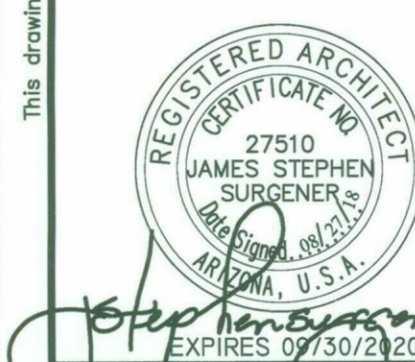
PROJECT LOCATION



VICINITY MAP



CONDITIONAL USE PERMIT



DATE: 08-27-2018
SCALE: AS SHOWN
DRAWN BY: STAFF
CHECKED: DAVID ROSS

COVER SHEET